

Florence Township Council Regular Session 2/7/18

Florence, New Jersey
February 7, 2018

The Florence Township Council held a regular meeting on the above date in the Municipal Complex, 711 Broad Street, Florence, New Jersey.

The meeting was called to order by Council President Ostrander at 8:00 PM. Council President Ostrander led the Salute to the Flag.

The Opening Statement was read by the Township Clerk: Notice was sent to Trenton Times for information; posted on the municipal bulletin board; placed on the web-site on January 4, 2018. Notice was advertised in the Burlington Co. Times on January 10, 2018.

Present: Frank Baldorossi, Ted Lovenduski, Jerry Sandusky, David Woolston, Paul Ostrander

Also present: Mayor Craig H. Wilkie; Richard A. Brook, Township Administrator; Thomas A. Sahol, Assistant Township Administrator, Kelly Grant, Esq., Township Solicitor; Nancy L. Erlston, Township Clerk

MINUTES

Sandusky made a MOTION; seconded by Lovenduski to approve the following minutes. Voice vote – all ayes. Motion carried. Unanimous approval.

- Township Council Closed Session – January 17, 2018
- Township Council Regular Session – January 17, 2018

FINANCIAL CORRESPONDENCE

It was the MOTION of Woolston; seconded by Lovenduski to receive and file the Memo from the Chief Financial Officer Regarding the Sale of Bond Anticipation Notes, the Police Chief's Monthly Report for December 2017, the Florence Township Library Association's Annual Report for 2017 and the Township Clerk's Monthly Report for January 2018. Voice vote - all ayes. Unanimous approval.

It was on the MOTION of Sandusky; seconded by Baldorossi to approve the **Treasurer's Bill List**.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

REGULAR CORRESPONDENCE

APPLICATIONS

Florence Township Council Regular Session 2/7/18

PUBLIC COMMENTS

Council President Ostrander opened the meeting to the public at this time.

Seeing no one wishing to be heard, it was the Motion of Lovenduski, seconded by Woolston to close the public portion of the meeting. All ayes.

RESOLUTIONS

**RESOLUTION NO. 2018-54
Approve Release of Maintenance Bond
Pulte Homes – Estates at Oak Mill
Conditioned Upon Payment of Any Escrow Funds Due**

**RESOLUTION NO. 2018-55
Appointing Municipal Court Judge**

**RESOLUTION NO. 2018-56
Authorize Refund
Construction Permit Fee**

**RESOLUTION NO. 2018-57
Reappointment of Coordinator
Office of Emergency Management
Philip Drangula**

**RESOLUTION NO. 2018-58
Appointing Assistant Coordinator
Office of Emergency Management
James Karwacki**

It was the Motion of Lovenduski and seconded by Sandusky to approve Resolution Nos. 2018-54 through 2018-58.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

ORDINANCES

**ORDINANCE 2018-01
ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO
ESTABLISH A CAP BANK**

(N.J.S.A. 40A: 4-45.14)

(2nd Reading) (Public Hearing & Adoption)

Florence Township Council Regular Session 2/7/18

Administrator Brook explained that when a municipality is creating a budget the state sets a limit for how much can be spent on appropriations that are considered inside the cap. Those outside the cap generally tend to be related to debt service. The budget can be increased by 2.5% and if this ordinance is adopted it can increase by another 1%. The ordinance just creates a cap bank that can be used for a period of two years if it was needed. The 2018 budget will be well below the total cap. This just sets aside some additional room if there was a problem or the township for some reason needed to spend up to that limit.

Council President Ostrander opened the meeting to the public regarding Ordinance No. 2018-01. Seeing no one wishing to be heard, it was the Motion of Sandusky, seconded by Lovenduski, to close the public hearing.

It was the Motion of Sandusky, seconded by Lovenduski to adopt Ordinance No. 2018-01.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

ORDINANCE NO. 2018-02

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE AMENDING
ORDINANCE 2017-28, SPECIFICALLY CHAPTER 79, SECTION 14 OF THE
TOWNSHIP CODE OF THE TOWNSHIP OF FLORENCE ENTITLED
“FLOOD DAMAGE PREVENTION-VARIANCE PROCEDURE”**

(2nd Reading) (Public Hearing & Adoption)

Administrator Brook said the state of New Jersey asked all municipalities to update their Flood Damage Prevention Ordinances. The township did that with the help of the solicitor and sent it to the state early. Once it was adopted the state wanted to have it refined with a couple clarifications, especially with respect to a statutory number. This ordinance makes the corrections.

Council President Ostrander opened the meeting to the public regarding Ordinance No. 2018-02. Seeing no one wishing to be heard, it was the Motion of Sandusky, seconded by Baldorossi, to close the public hearing.

It was the Motion of Woolston, seconded by Baldorossi to adopt Ordinance No. 2018-02.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

**ORDINANCE NO. 2018-03
ORDINANCE OF THE TOWNSHIP OF FLORENCE
ADOPTING A REDEVELOPMENT PLAN FOR PARCELS
WITHIN THE ROUTE 130 REDEVELOPMENT AREA
(2nd Reading) (Public Hearing & Adoption)**

Council President Ostrander said this is the property commonly know as the Totten Property across Cedar Lane from Wawa. This redevelopment plan will include 240 apartments. This will help the township with its COAH obligation. There will also be a hotel and restaurant at the front of the property.

Council President Ostrander opened the meeting to the public regarding Ordinance No. 2018-03.

Administrator Brook said the franchise for the hotel has been awarded and it will be a Marriott. It will be a quality hotel. Council President Ostrander said it will be an asset to Florence.

Fred Wainwright, 1011 Cedar Lane, asked how close to the creek the developer can go. Mayor Wilkie explained that there are wetlands buffers. He showed on the plan where the buffers are located. The developer also owns the property on the other side of the creek so there will be a walkway installed past that. The walkway will connect to Tall Pines. He noted the property line near Tall Pines. There is dense vegetation.

Mr. Wainwright said the creek is plugged up and there are trees laying all over. It is backing up into his meadow. He was wondering if it could be cleaned out. He was assured it would be.

It was the Motion of Woolston, seconded by Sandusky, to close the public hearing.

It was the Motion of Lovenduski, seconded by Sandusky to adopt Ordinance No. 2018-03.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

**ORDINANCE NO. 2018-04
AN ORDINANCE OF THE TOWNSHIP OF FLORENCE
AMENDING CHAPTER 134 OF THE FLORENCE TOWNSHIP CODE
TO ESTABLISH PARKING RESTRICTIONS ON PORTIONS
OF TILTON LANE AND IRON STREET**

Florence Township Council Regular Session 2/7/18

(2nd Reading) (Public Hearing & Adoption)

Assistant Administrator Sahol said a resident notified the governing body that there was an issue with the width of Tilton Lane from Hamilton Avenue toward the railroad tracks. People were parking there and there were concerns regarding emergency vehicles accessing the area. The Police Department looked and agreed it could be an issue. This ordinance puts into effect no parking on that section of Tilton Lane. The ordinance also provides for no parking on a portion of Iron Street. It is on the east side of Iron Street from Front Street to Third Street.

Council President Ostrander opened the meeting to the public regarding Ordinance No. 2018-04. Seeing no one wishing to be heard, it was the Motion of Sandusky, seconded by Lovenduski, to close the public hearing.

It was the Motion of Sandusky, seconded by Woolston to adopt Ordinance No. 2018-04.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

**ORDINANCE NO. 2018-05
AN ORDINANCE AUTHORIZING THE ACCEPTANCE
OF A GRANT OF EASEMENT OF APPROXIMATELY
75.60 SQUARE FEET IN FAVOR OF FLORENCE TOWNSHIP
ON A PORTION OF PROPERTY IDENTIFIED
ON THE MUNICIPAL TAX MAP AS
BLOCK 35, LOT 1
(2nd Reading) (Public Hearing & Adoption)**

Assistant Administrator Sahol said during the 2017 Road Program there was opportunity to look at an existing tight radius that created a more than 90 degree turn to go from Winter Street onto Riverview. The resident was there while it was being inspected and he said he would not mind if the municipality wanted to work with him. He agreed to convey about 75 square feet of land so the corner could be substantially pulled back, allowing for ease of movement for larger vehicles. The curb has been moved back. This ordinance creates the easement across that corner.

Council President Ostrander opened the meeting to the public regarding Ordinance No. 2018-05. Seeing no one wishing to be heard, it was the Motion of Sandusky, seconded by Lovenduski to close the public hearing.

It was the Motion of Sandusky, seconded by Lovenduski to adopt Ordinance No. 2018-05.

Florence Township Council Regular Session 2/7/18

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

REPORTS

Committees, Boards and Officers:

Councilman Sandusky said he wanted to report that the February meeting of the Environmental Commission was cancelled due to a lack of business.

Councilman Lovenduski said there was a Dog Park Committee meeting about two weeks ago. There was a lot of information that went back and forth. He thinks there is a pretty good consensus regarding what they would like to accomplish. There will be another meeting in a couple weeks. He wants people to have a chance to go out and look at different dog parks. He and his wife visited three different parks to see how they were run. They appeared to be very efficient.

Councilman Woolston said there is a Recreation Committee meeting scheduled for Monday night. All the reports regarding basketball reflect that things are going rather smoothly. It also seems there will be a new tennis program introduced. Council President Ostrander said the program is possible through a generous donation. Councilman Woolston said things are running fairly well. The softball clinics have begun and baseball is getting their schedules formed.

Councilman Woolston said there was a meeting with Garelick Farms including himself, Administrator Brook and three individuals from the company. It was regarding the odor issues. They are earnestly trying to stay on top of what the issues are. There was an outside firm that came in to do a study and plans have been submitted to DEP for approval. Administrator Brook said a copy of the report would be forwarded to the Environmental Commission for its next meeting. Director of Water & Sewer David Lebak is keeping close tabs on Garelick Farms. He has given them some advice on what they can do to minimize the issues until the improvements are done. The estimate is about \$250,000 for the improvements they are implementing. They do understand it is important they get this under control and if they can't, they understand that Florence Township would prefer they find another location. Mayor Wilkie said it has been too long and too many years of excuses and they need to take care of the problem.

Councilman Lovenduski said Modern Store came to the Planning Board last month. They were looking to expand. Modern Store is located as you go around the whirly bird down the hill on the right-hand side. They purchased the property where there was a building that burned down. They plan to expand their warehouse into that area. It won't increase the number of employees much; it is mostly for storage. They are storing a lot of their materials and product in trailers on the site. They want to clean up the site and pave the lot. It will look nicer over there.

Council President Ostrander said the Economic Development Committee met the previous night. One project they would like to focus on is improving Main Street in Roebling. They would like to entice new businesses to move into the vacant properties. Years ago, there were a couple banks and

Florence Township Council Regular Session 2/7/18

restaurants and it was a flourishing area. The committee would like to talk to some of the property owners and see what plans they might have and possibly give them some ideas.

Administration

Mayor

Mayor Wilkie said he is appointing Carl Mattson to the Planning Board as Alternate No. 2. The term will expire December 31, 2018. He has already tendered his resignation to the Recreation Committee. He said at the next Council meeting he will have a recommendation for filling the vacancy on the Recreation Committee and the Alt. No. 1 position on the Planning Board.

There was a resolution this evening appointing Judge Corey Ahart. He is currently a substitute judge. He will be replacing Judge Andronici, who is retiring in April. Judge Andronici has done a wonderful job serving the community and is one of the best in the county if not the state. He will be missed. Mayor Wilkie appreciated the efforts of the administration, police and court for finding a replacement judge who will do well. Judge Ahart comes highly recommended.

Municipal Administrator

Administrator Brook said Councilman Woolston was approached by someone from a volunteer fire company. He believed it was Bordentown City, regarding possibly getting a dumpster. He checked with the Public Works Department and there were a couple extra dumpsters that they were not using. He would like the authorization of Council to reach out to the Bordentown representative and make arrangements to transfer a dumpster. It is a good way for municipalities and organizations that work in government to help each other. Council was in agreement.

It was the Motion of Sandusky, seconded by Lovenduski to approve the transfer of a dumpster to the Bordentown City Volunteer Fire Department. All ayes.

There was recently a fire on Cedar Lane. The firemen had to enter a vacant building. There were squatters who had gotten inside and set the building on fire. One problem the firemen face in this day and age is that when they go to a property and it is vacant it sometimes isn't safe. Another example was the Marconi Lodge. There were spots where it was unsafe to walk on the floor because it could not support a person. The firemen approached the township about using a universal system for putting a placard up on a building that is abandoned. There are three options for the symbols. The first is that the building is abandoned. The second one is a little more extreme and the third tells the firemen to not enter the building because it is unsafe. The fire department is willing to coordinate and implement this project. They want to be sure that first responders are well-protected when they get to a site. All were in agreement for the fire department to move ahead with the marking of abandoned buildings.

Clerk Erlston said when she was looking at the schedule of approved meetings for the year she noticed a meeting was scheduled for November 14, 2018 but that is the week of the League of Municipalities Convention. She would like to cancel the meeting. That would leave one meeting for November. All were in agreement to cancel the meeting.

Florence Township Council Regular Session 2/7/18

Assistant Municipal Administrator

Assistant Administrator Sahol said he has been reviewing the 2018 Road Program and Hornberger Avenue Repaving Project. He would like to make roadway and pedestrian safety improvements where it would normally just be an overlay on a project. One area that is being reviewed is Hornberger Avenue and Second Avenue. The curve where the squad building used to be is pretty rough. It is a sudden turn and there is no good ease on that curvature. He has been working with the engineer and looking at a softening of the curve going out of town and at the same time bringing it out to a true 90 degree. Realigning Hornberger Avenue would help keep people from just speeding into Second Avenue. For pedestrians, it is a hard area to cross with no true protection. He is hoping to create a true "T" intersection there, allowing the curvature to continue and do a splitter island of some sort to define that this is more than just a really wide roadway that has the appearance of commercial. He would like it to have more of a neighborhood feel. It would also calm and slow traffic. There might possibly be a protective turn lane for people turning on to Second Avenue from Hornberger Avenue. Engineer Biegen is working on a conceptual design for this now to see if it is something that will fit in the plan. He wanted to know if this was something Council would like to include in the third phase of the Hornberger Avenue repaving project. He also would like to consider making the piece that goes across Hornberger Avenue a raised crosswalk. That immediately sets the tone for speed reduction as you enter the village. He said he would welcome some feedback.

Councilman Lovenduski said he thought it was a good idea and it would slow down people making the turn onto Second Avenue. It is a dangerous corner. Council President Ostrander said the raised crosswalk would deter people from speeding and give the feel of a residential area.

Assistant Administrator Sahol said he sent an e-mail regarding the "Little Free Library." Three residents have contacted him about it and he has been handling it informally as a zoning question and not as an accessory or any type of structure. It is just a nice thing that people want to do. He wanted to make sure the governing body was aware of the decision he has been making and how people were being asked to make sure it is not intrusive or in a sight triangle. Council President Ostrander asked if Assistant Administrator Sahol knew where they had been located so far. Assistant Administrator Sahol said he believed they were going to be in the vicinity of Third Street and Foundry Street. Another one is going to be on Delaware Avenue near Burcliff Street or Quinton Avenue. He has seen them in other areas and they are a good service to the community. People can leave a book or take a book, and it is good for the children in the community also. It is a sense of community that he hopes will grow.

Assistant Administrator Sahol said in the 2018 Road Program he would like to address Alden Avenue. At the top there is a hill and it just drops off suddenly. There is a blind spot on the left as you go over the hill. He would like to create an island that would create a protected parking area for the small business area below. He presented a rendering. There could possibly be the loss of one parking space but it will define the road very clearly. Councilman Baldorossi asked for more signage in the area. Assistant Administrator Sahol agreed with the suggestion.

Florence Township Council Regular Session 2/7/18

New Business

Councilman Sandusky said he believes this is one of the first times in many years that there was a meeting scheduled for Valentine's Day. He won't be able to attend the meeting. He made a Motion to cancel the meeting for Valentine's Day and also because it is Ash Wednesday. It was seconded by Councilman Lovenduski. All ayes.

Board of Health

Public Comments: Open to the Public

Council President Ostrander opened the meeting to the public.

Mr. Wainwright asked what was on fire on Cedar Lane. Assistant Administrator Sahol said it was the Bowen house. Some trash in a back room caught fire. Someone had gotten into the house.

Don Kamienski, 10 McCay Drive, said he would like to comment on the dog park topic. He spoke to his daughter who used to take her dog to the Rosedale Dog Park. He asked what she would recommend for a dog park. She told him there should be two sections, one for big dogs and one for little dogs. Double gates would be required too. He said he took a ride by the Waterworks building and suggested it could be a site for the dog park. People would have to drive, but that is usually the case for dog parks anyway. There is parking there also.

Administrator Brook said the township is currently working on a redevelopment plan on Hunt Circus Drive for a Hilton Hotel. He is mentioning it because there will be a transfer of an alcoholic beverage license from the Paglione Estate to a new group of individuals. It will be done at the February 21st meeting. Clerk Erlston worked with the police department and the background check was completed. He anticipates the redevelopment plan will be completed and go before the Planning Board in March. The developer's goal is to break ground before the winter.

It was the Motion of Woolston, seconded by Lovenduski to close the public comments. All ayes.

ADJOURNMENT

8:39 PM MOTION of Woolston; seconded by Lovenduski to adjourn to Closed Session. Roll call vote – all ayes. Motion carried. Meeting adjourned.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
/aek